

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 18, 2010



FP 10-01: proposed Final Plat of Avondale on the Park

SIZE AND LOCATION: 2.2764 acres of land out of Zeno Phillips League, A-45 located approximately 115 northwest of the intersection of Garden Lane and Skrivane Drive in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant land

ZONING: Residential District – 7000 (RD-7)

APPLICANT(S): LaFollette Custom Homes et. al.

AGENT: Galindo Engineers and Planners, Inc.

STAFF CONTACT: Martin Zimmermann, Planning Administrator

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



BACKGROUND:

On November 6, 2003, the Planning and Zoning Commission approved a Final Plat of Epy's Subdivision (case no. FP03-27) on approximately the same property that is now the subject of this final plat request. Subsequently, the developer at the time began making necessary extensions of public infrastructure, including the extension of water and sewer utilities, street and sidewalk improvements as well as improvements intended to address stormwater drainage and detention. Acceptance of such infrastructure by the City is a precondition for recording a final plat with the County Clerk.

After construction began, the City was made aware of drainage issues associated with this land. In response, the City hired a third party engineering firm that studied the up and downstream effects of the development and requested that the developer make modifications to constructed stormwater drainage and detention facilities. Since those requested modifications were never made, the City did not accept the infrastructure that was constructed and the Final Plat of Epy's Subdivision was never recorded.

The current property owners, LaFollette Custom Homes, et.al. now desire to subdivide these 2.2 acres of land in a similar configuration than what had been proposed in 2003. The proposed Final Plat of Avondale on the Park Subdivision shows the subdivision of this tract into 6 single-family residential lots. The lots are proposed to be between 8,600 square feet and 11,000 square feet in size.

The property owners/developers are aware of the stormwater drainage and detention issues and propose to make the required infrastructure improvements. Construction plans showing these proposed improvements have been reviewed and approved by the City's Engineering Department. The proposed final plat shows about 0.66 acres of this subdivision will be a detention facility (pond) maintained by a homeowners association.

RECOMMENDATION:

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.